

001.0

0004

0014.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

769,700 / 769,700

USE VALUE:

769,700 / 769,700

ASSESSED:

769,700 / 769,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WILLIAMS RYAN T & JANNINE/ TRS	
Owner 2: WILLIAMS FAMILY REALTY TRUST	
Owner 3:	

Street 1: 28 LAFAYETTE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WILLIAMS RYAN & JANNINE -

Owner 2: -

Street 1: 28 LAFAYETTE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1920, having primarily Wood Shingle Exterior and 1497 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4974		Sq. Ft.	Site		0	80.	1.14	1									455,376						455,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4974.000		313,400		900		455,400		769,700							
Total Card							0.114		313,400		900		455,400		769,700		Entered Lot Size					
Total Parcel							0.114		313,400		900		455,400		769,700		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		514.16		/Parcel:		514.16		Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								Parcel ID		001.0-0004-0014.A		Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes			
2022	101	FV	313,400	900	4,974.	455,400	769,700		Year end				12/23/2021
2021	101	FV	289,700	900	4,974.	455,400	746,000		Year End Roll				12/10/2020
2020	101	FV	289,700	900	4,974.	455,400	746,000		746,000	Year End Roll			12/18/2019
2019	101	FV	256,600	900	4,974.	483,800	741,300		741,300	Year End Roll			1/3/2019
2018	101	FV	250,100	0	4,974.	352,900	603,000		603,000	Year End Roll			12/20/2017
2017	101	FV	250,100	0	4,974.	307,400	557,500		557,500	Year End Roll			1/3/2017
2016	101	FV	250,100	0	4,974.	261,800	511,900		511,900	Year End			1/4/2016
2015	101	FV	182,300	0	4,974.	256,100	438,400		438,400	Year End Roll			12/11/2014

SALES INFORMATION

TAX DISTRICT								PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
WILLIAMS RYAN &	1571-104	1	4/14/2021	Convenience		99	No	No							
FELICANI ROBERT	1348-89		12/27/2007			390,000	No	No							
FELICANI ROBERT	1327-38		9/28/2006	Family		1	No	No							
FELICANI ARTHUR	1100-32		8/28/1992			120,000	No	No	A						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/15/2020	1597	Redo Bas	130,975	O					9/16/2021	Left Notice	DGM	D Mann
8/30/2018	1246	Wood Dec	5,000	C				add 260 sq ft deck	9/16/2021		DGM	D Mann
5/19/2017	594	Heat App	10,800	C					10/14/2017	MEAS&NOTICE	HS	Hanne S
4/21/2015	376	Addition	100,000					Add addition, ren	1/27/2009	Meas/Inspect	294	PATRIOT
2/11/2010	102	Alterati	5,000						3/24/2000	Inspected	270	PATRIOT
9/11/2009	835	Redo Bat	6,000						9/21/1999	Mailer Sent		
10/26/1992	540		450					DEMO GARAGE	9/21/1999	Measured	243	PATRIOT
									10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 2	- Bungalow			Full Bath: 1	Rating: Very Good														
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 2	- Hip			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: BEIGE/BROWN				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Very Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1920	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G19	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %														
Prim Int Wal 1	- Drywall			Functional:															
Sec Int Wall:				Economic:															
Partition: T	- Typical			Special:															
Prim Floors: 3	- Hardwood			Override:															
Sec Floors: 5	- Lino/Vinyl			Total:	4.6 %														
Bsmnt Flr: 12	- Concrete			CALC SUMMARY															
Subfloor:				Basic \$ / SQ: 100.00															
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3	- Typical			Const Adj.: 0.99534553															
Insulation: 2	- Typical			Adj \$ / SQ: 134.372															
Int vs Ext: S				Other Features: 75526															
Heat Fuel: 2	- Gas			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 328484															
% Com Wal	% Sprinkled			Depreciation: 15110															
				Depreciated Total: 313373															
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 001.0-0004-0014.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	12x24	A	AV	2006	3.55	T	10.4	101			900		900		
More: N				Total Yard Items:			900			Total Special Features:							Total:	900	
RESIDENTIAL GRID																			
1st Res Grid				Desc: Line 1				# Units 1											
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Other																			
Upper																			
Lvl 2																			
Lvl 1																			
Lower																			
Totals	RMs:	6	BRs:	3	Baths:	1	HB												
REMODELING																			
RES BREAKDOWN																			
Exterior:	No Unit	RMS	BRS	FL															
Interior:	1	6	3																
Additions:																			
Kitchen:																			
Baths:																			
Plumbing:																			
Electric:																			
Heating:																			
General:	Totals	1	6	3															
SUB AREA																			
SUB AREA DETAIL																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
FFL	First Floor	1,497	134.370	201,154															
BMT	Basement	1,169	40.310	47,124															
OPP	Open Porch	150	27.370	4,106															
WDK	Deck	36	15.930	573															
Net Sketched Area: 2,852				Total: 252,957															
Size Ad	1497	Gross Area	2852	FinArea	1497														
IMAGE																			
AssessPro Patriot Properties, Inc																			